

May 20, 2014

Planning Board  
Town Hall  
Framingham, Massachusetts 01702

Reference: Approval Not Required Endorsement  
Assessor's Map 355.0, Block 0086, Parcel 0004.D  
29 Pleasant Street  
Framingham, Massachusetts  
EDC Job No.: 3401

Dear Board Members:

On behalf of George & Sarah Varghese, owner and Capital Group Properties applicant of the above referenced project, we are submitting herewith a complete Approval Not Required Package, including application form, 3 full size and 8 reduced size plans indicating the land division of 5.92 acres of land at 29 Pleasant Street into 4 building lots one of which will include the existing residence at 29 Pleasant Street. Please schedule this application for the next available planning board meeting day in order review and endorse the plan of land.

Should you require additional information, do not hesitate to contact us.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



Peter S. Bemis

cc. Capital Group Properties

## Approval Not Required Application Checklist

Please complete and submit with application packet. Please insure that your application and plans include all the items below .

(\*\*Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application. Please call the office with questions or concerns)

Yes No

- ☒ ☐ The Applicant shall file with the Planning Board the Application for a *Plan Thought Not To Require Approval* conforming to the requirements of Section IV.B and as specified on the Application and such documents or instruments as may be required as set forth in said Application. All owners of any land included in such plan shall be co-applicants. The Planning Board may require a Deed or other acceptable verification of ownership.
- ☒ ☐ The Applicant submitted the required application fee. *\$200*
- ☒ ☐ The Town Treasurer certified that all taxes and fees have been paid
- ☐ ☐ Status of Town Engineers recommendation to endorse plan
- ☐ ☐ The Applicant has posted a Community Notice Sign of proposed project on the property
- ☒ ☐ The Applicant submitted a completed application form and required number of applications and plans

### Submission Requirements § IV.B.1

- ☒ ☐ Name of record owner(s) of land shown on the plan.
- ☒ ☐ Name, signature and seal of surveyor who prepared the plan.
- ☒ ☐ Names of all adjacent abutters, as they appear on the latest Assessor's records, and if the applicant has knowledge of any changes subsequent to the latest Assessor's records, the names of the present owners of abutting land.
- ☒ ☐ Location of all manmade structures and significant natural features, including existing buildings and structures, stone walls and guardrails, rock outcrops, steep slopes, wetlands, easements, rights of way, water courses, drains, streets, ways, Scenic Roads, major trees (12 inch diameter, or more), and such other references known to the applicant to sufficiently identify the land to which the plan relates, and to sufficiently identify any existing impediments to access upon the land. A topographic plan, at 2 foot contours, shall be provided where slopes exceeding 15% may impede access upon the land between the street and the proposed location of the structure or house.
- ☒ ☐ Town of Framingham Assessors Map Number, Block Number and Lot Number.
- ☒ ☐ Boundary lines, dimensions and areas of all lots to which the plan relates.
- ☒ ☐ The remaining frontage and total area of the land in the ownership of the applicant in all cases wherein there shall result the creation of a new lot or revised lot lines.
- ☒ ☐ The statement "Approval Under the Subdivision Control Law Not Required" together with sufficient space for the signatures of the required number of Board members and the date of endorsement.
- ☒ ☐ North point, date of survey and scale.
- ☒ ☐ Delineation of all streets and ways, both sides, indicating the width of pavement with a statement of whether or not all streets and ways shown or referred to are public or private ways, indicating the same as to each street or way so shown.

- ☒ ☐ An appropriate reference shown on the plan to any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.
- ☒ ☐ A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Zoning By-Law relative to Irregularly-Shaped Lots, Upland Area, Lot Width, Open Space and Lot Coverage and Floor Area Ratio in accordance with Section IV.G.3.a., 3.c., 3.d., 4.b., 6.a-e. and 7.c. of the Zoning By-Law for all lots affected.
- ☒ ☐ A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Land Disturbance By-Law in accordance with Section IV.H.2. of the Zoning By-Law for all lots affected.
- ☒ ☐ A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with Zoning regulations for all lots affected.
- ☒ ☐ A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Framingham General By-Law in accordance with Article 5, Section 18, and its implementing wetlands protection regulations as well as the Massachusetts Wetlands Protection Act, M.G.L. Ch. 131, Section 40 and its implementing regulations, 310 CMR 10.00. for all lots affected.

***Certification:***

The Planning Board is entitled to rely on this representation as being the full and complete statement of the applicant(s)/owner. Therefore, the undersigned certifies that the information provided on the plan, this application, including appendices, and the information contained in any required impact statements is a true and accurate representation of facts pertinent to the subject parcel of land and proposed development/project.

Signature of Applicant/Owner_____	Date: _____
Signature of Applicant (Non-Owner)_____	Date: _____





## Framingham Planning Board

### Application for Endorsement of Plan Believed Not to Require Approval

Date of Application: \_\_\_\_\_

Project Number: \_\_\_\_\_

#### General Contact Information

*Note: all correspondence will be forwarded to the project contact only*

Owner's name: GEORGE + SARAH VARGHESE phone: 508-872-1237

Owner's address: 29 PLEASANT ST. FRAMINGHAM MA fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Applicant's name: CAPITAL GROUP PROPERTIES phone: 508-357-8825  
(if other than owner)

Applicant's address: 259 TURNPIKE RD. SOUTH BORO MA fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Project contact's name: PETER BEMIS, EDC phone: 508-480-0225  
(if other than owner or applicant)

Project contact's address: 32 TURNPIKE RD. SOUTH BORO MA fax: \_\_\_\_\_  
(number and street, town or city, state, zip code)

Project contact's email: pbemis@edcma.com

Name & company of surveyor: ENGINEERING DESIGN CONSULTANTS (RICHARD RED)

Surveyor's address: 32 TURNPIKE RD. SOUTH BORO MA phone: 508-480-0225

#### General Property Information:

Address of lot or parcel(s): 29 PLEASANT ST. precinct#: \_\_\_\_\_

Parcel size (square feet/acres): 5.92 Parcel frontage: 325.71'

Framingham assessor's plan: sheet# 355.0, block# 0086, lot(s)# 0009.D

sheet# \_\_\_\_\_, block# \_\_\_\_\_, lot(s)# \_\_\_\_\_

The record title stands in the name of: GEORGE + SARAH VARGHESE

The owner's title to the land is derived under deed from Thibodeau Assmnt dated 8/24/07, and recorded in the Middlesex South District Registry of Deeds, Book 49998, Page 593

Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Middlesex Land Registry District Book \_\_\_\_\_, Page \_\_\_\_\_.

**The purpose for this application:**

The undersigned, being the owner of the land described on the accompanying plan, hereby requests a determination by the Planning Board of the Town of Framingham that its approval under the **Subdivision Control Law** (MGL Chapter 41) is not required. It is acknowledged that if the endorsement of said Planning Board is so received, the original of said plan as endorsed will be duly recorded in the Middlesex South Registry of Deeds, or Land Court, within six (6) months from the date of endorsement. It is understood that failure to record said plan within the specified time shall render any such endorsement null and void.

**The undersigned believes that approval under the Subdivision Control Law is not required for the following reasons:**

The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the frontage, area and depth required by the Zoning By-Laws of the Town of Framingham, is on a public way, namely PLEASANT, or is on a private way, namely \_\_\_\_\_.

The division of land shown on the accompanying plan is not a subdivision for the following reasons:

EACH LOT HAS REQUISITE FRONTAGE + AREA

**\*\*Please explain in detail the purpose for this application, (use additional pages if necessary)**

LAND DIVISION CREATING LOTS 1-4

**Other Applicable Local, State and Federal Permits and Approvals:**

- ☒ Yes ☐ No Does the parcel or lot have any manmade structures (*walls, fences, guardrails, buildings, drains etc.*), present that could limit or impede access to the lot? (*If yes show informational details on plan*).
- |                                    |                                 |  |
|------------------------------------|---------------------------------|--|
| <input type="checkbox"/> walls     | <input type="checkbox"/> fences | <input checked="" type="checkbox"/> guardrails |
| <input type="checkbox"/> buildings | <input type="checkbox"/> drains | <input type="checkbox"/> other _____           |
- ☒ Yes ☐ No Does the parcel or lot have any natural features present that could limit or impede access to the lot? (*If yes include topographical information details for the site at two foot (2') intervals on the plan*).
- |   |  |                                      |
|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> water courses           | <input type="checkbox"/> rock outcrops | <input type="checkbox"/> slopes      |
| <input checked="" type="checkbox"/> wetlands,               | <input type="checkbox"/> ledge         | <input type="checkbox"/> major trees |
| <input type="checkbox"/> significant topographical features | <input type="checkbox"/> other _____   |                                      |
- ☐ Yes ☒ No Does the parcel or lot have any legal restrictions present that could limit or impede access to the lot? (*If yes attach informational details on the submitted plan*).
- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> right of way | <input type="checkbox"/> other conditions _____ |
|---------------------------------------|---|
- ☒ Yes ☐ No The parcel or lots shown on the accompanying plan have been included, or in part, on a Prior application as an Approval Not Required Plan previously submitted to the Planning Board. (*If yes, please identify the plan and application dates: 12-12-1995*).
- ☐ Yes ☒ No Are there any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.
- ☐ Yes ☒ No The lot is on a Scenic Road? [A list of scenic roads is available in the Planning Board Office]
- ☐ Yes ☒ No The project involves alteration or demolition of buildings which are at least 50 years old? (*If yes, see §17A of Article V. of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law*).
- ☐ Yes ☒ No Is the lot situated in a Historic District? (*See Art V. §5 of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law*)
- ☒ Yes ☐ No The Community Notice sign was posted five days prior to an application submittal. (*If no why? \_\_\_\_\_*)
- ☐ Yes ☒ No The applicant is the owner.
- ☒ Yes ☐ No The applicant is the duly authorized agent for the owner and such evidence is attached.

**Certification:**

The Planning Board is entitled to rely on this representation as being the full and complete statement of the owner/applicant. Therefore, the undersigned certifies that the information provided on the plan and this application is a true and accurate representation of facts pertinent to the subject parcel of land

Signature of Owner/Applicant \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant (Non-Owner) \_\_\_\_\_ Date: \_\_\_\_\_

**To be completed by Town Treasurer:**

**Note:** In accordance with Article IX of the By-Laws of the Town of Framingham, the Planning Board may withhold permits and approvals in the event that an applicant has neglected to pay local taxes, fees, assessments or other municipal charges. In order to satisfy the objective of this By-Law, Town Treasurer's Signature must be obtained below to verify that no such outstanding charges have accrued relative to this application. This application will not be accepted without the following confirmation:

The signature below confirms that the applicant/owner has paid all local taxes, fees, assessments or other municipal charges and has no outstanding obligations due the Town of Framingham.

\_\_\_\_\_  
**Town Treasurer**

\_\_\_\_\_  
Date of Signature

**To be completed by the Framingham Town Engineer:**

☐ I **do** recommend endorsement of this application as a PLAN BELIEVED NOT TO REQUIRE APPROVAL.

☐ I **do not** recommend endorsement of this application as a PLAN BELIEVED NOT TO REQUIRE APPROVAL for the following reasons: \_\_\_\_\_

\_\_\_\_\_  
**Town Engineer**

\_\_\_\_\_  
Date of Signature

**To be completed by the Framingham Planning Board:**

Fee paid on: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Received by the Planning Board in accordance with its rules and regulations governing the subdivision of land in the town of Framingham for consideration as an application accompanying a plan believed not to require approval.

Received by: \_\_\_\_\_ date: \_\_\_\_\_